

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That WAGNER LAKE DEVELOPMENT COMPANY, LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and plotted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 4th day of January, 2010. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

WAGNER LAKE DEVELOPMENT COMPANY, LLC,

Ken Wagner
KEN WAGNER
MANAGER

STATE OF OKLAHOMA)
COUNTY OF Oklahoma)

Before me, the undersigned Notary Public, in and for said County and State on this 4th day of January, 2010, personally appeared KEN WAGNER, MANAGER OF WAGNER LAKE DEVELOPMENT COMPANY, LLC, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

March 28, 2011

Mark
NOTARY PUBLIC
#03005138

CITY PLANNING COMMISSION APPROVAL

I, Larry Taylor, Planning Director of the City of Yukon, do certify that the City of Yukon Planning Commission duly approved this plat on the 14th day of December, 2009.

Larry Taylor
PLANNING COMMISSION CHAIRMAN

LAND SURVEYOR'S CERTIFICATE

I, WILLIAM SULLIVAN, do hereby certify that I am a REGISTERED PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown. This two-page Plat is null and void if both pages are not attested to by my seal and signature.

William Sullivan
WILLIAM SULLIVAN, R.P.L.S. 1571

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared WILLIAM SULLIVAN, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 7th day of January, 2010.

MY COMMISSION EXPIRES:

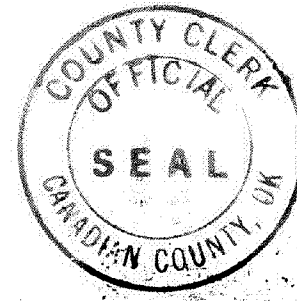
March 28, 2011

Mark
NOTARY PUBLIC
#03005138

FINAL PLAT
OFWagner Lake Estates
PHASE 2

A PART OF THE N.W./4 OF SECTION 16, T-12-N, R-5-W, I.M.,
THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2010 1
Bk&Pg: PL 9 288-289
Filed: 01-19-2010
09:55:43 AM
Canadian County, OK



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in WAGNER LAKE DEVELOPMENT COMPANY, LLC, that on the 21st day of December, 2009, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year 2009, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 2nd day of January, 2010.

FIRST AMERICAN TITLE & TRUST COMPANY

Joe J. Scheller
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, Dawn Bassett, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE of OKLAHOMA, that the tax records of said county show all taxes are paid for the year 2009, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of EL RENO, OKLAHOMA, this 11 day of January, 2010.

David J. Reddick
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of YUKON, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of YUKON, OKLAHOMA, this 5th day of January, 2010.

ATTEST:
Glenn S. Smith
CITY CLERK

Bob Bradway
MAYOR

CERTIFICATE OF CITY CLERK

I, Douglas A. Shivers, City Clerk of the CITY of YUKON, STATE of OKLAHOMA, hereby certify that I have examined the records of said city and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the Final Plat of Wagner Lake Estates Phase 2 on this 15th day of January, 2010.

Glenn S. Smith
CITY CLERK

LEGAL DESCRIPTION

FOUR (4) TRACTS IN THE N.W./4 OF SECTION SIXTEEN (16), TOWNSHIP TWELVE NORTH (T-12-N), RANGE FIVE WEST (R-5-W) OF THE INDIAN MERIDIAN (I.M.), IN THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

COMMENCING AT THE NORTHEAST CORNER OF SAID N.W./4;
THENCE S00°03'03"W ALONG THE EAST LINE OF SAID N.W./4 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S00°03'03"W ALONG SAID EAST LINE A DISTANCE OF 504.11 FEET;
THENCE N89°58'41"W A DISTANCE OF 143.51 FEET;
THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 375.00 FEET, A CHORD BEARING OF N07°20'58"E, AND A CHORD DISTANCE OF 23.17 FEET, FOR AN ARC DISTANCE OF 23.17 FEET;
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 425.00 FEET, A CHORD BEARING OF N04°35'06"E, AND A CHORD DISTANCE OF 67.20 FEET, FOR AN ARC DISTANCE OF 67.27 FEET;
THENCE N00°03'03"E A DISTANCE OF 77.72 FEET;
THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, A CHORD BEARING OF N23°46'44"E, AND A CHORD DISTANCE OF 100.60 FEET, FOR AN ARC DISTANCE OF 103.53 FEET;
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 203.58 FEET, A CHORD BEARING OF N23°46'44"E, AND A CHORD DISTANCE OF 160.96 FEET, FOR AN ARC DISTANCE OF 165.48 FEET;
THENCE N00°03'02"E A DISTANCE OF 71.95 FEET;
THENCE N45°03'03"E A DISTANCE OF 35.36 FEET;
THENCE N89°00'27"E A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1.02 ACRES, MORE OR LESS.

TRACT 2

COMMENCING AT THE NORTHWEST CORNER OF SAID N.W./4;
THENCE S89°59'56"E ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 2243.07 FEET;
THENCE S00°00'04"W A DISTANCE OF 531.14 FEET TO THE POINT OF BEGINNING;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CHORD BEARING OF S85°48'30"E, AND A CHORD DISTANCE OF 47.31 FEET FOR AN ARC DISTANCE OF 47.36 FEET;
THENCE S89°58'58"E A DISTANCE OF 132.40 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING OF S87°45'45"E, AND A CHORD DISTANCE OF 21.31 FEET FOR AN ARC DISTANCE OF 21.31 FEET;
THENCE S38°49'43"E A DISTANCE OF 35.90 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING OF S01°49'21"W, AND A CHORD DISTANCE OF 26.28 FEET FOR AN ARC DISTANCE OF 26.29 FEET;
THENCE S00°03'03"W A DISTANCE OF 74.94 FEET;
THENCE N89°58'58"W A DISTANCE OF 125.00 FEET;
THENCE S00°03'03"W A DISTANCE OF 60.00 FEET;
THENCE N89°58'58"W A DISTANCE OF 125.00 FEET;
THENCE N00°03'03"E A DISTANCE OF 158.80 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING OF N01°32'44"E, AND A CHORD DISTANCE OF 14.35 FEET FOR AN ARC DISTANCE OF 14.35 FEET;
THENCE N53°06'29"E A DISTANCE OF 33.80 FEET TO THE POINT OF BEGINNING;

CONTAINING APPROXIMATELY 0.908 ACRES MORE OR LESS.

TRACT 3

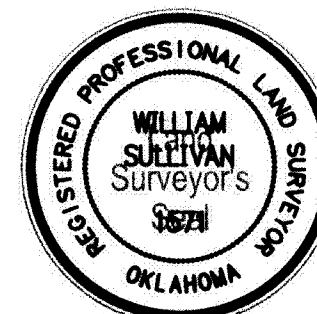
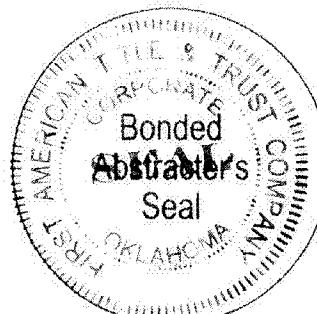
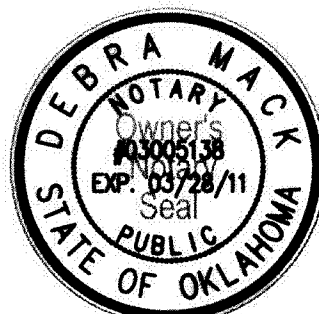
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THENCE S89°58'58"E A DISTANCE OF 25.98 FEET;
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THENCE S00°03'03"W A DISTANCE OF 200.79 FEET;
THENCE N89°58'58"W A DISTANCE OF 130.03 FEET;
THENCE N00°02'46"E A DISTANCE OF 287.82 FEET TO THE POINT OF BEGINNING;


CONTAINING APPROXIMATELY 0.749 ACRES MORE OR LESS.

TRACT 4

COMMENCING AT THE NORTHWEST CORNER OF THE N.W./4;
THENCE S89°59'56"E ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 2067.80 FEET;
THENCE S00°00'04"W A DISTANCE OF 354.98 FEET TO THE POINT OF BEGINNING;
THENCE S89°58'58"E A DISTANCE OF 155.29 FEET;
THENCE S82°50'14"E A DISTANCE OF 80.32 FEET;
THENCE S89°58'55"E A DISTANCE OF 174.31 FEET;
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THENCE S00°03'03"W A DISTANCE OF 78.11 FEET;
THENCE S48°37'42"W A DISTANCE OF 33.08 FEET;
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THENCE N89°58'58"W A DISTANCE OF 48.32 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N44°57'58"W, AND A CHORD DISTANCE OF 70.73 FEET FOR AN ARC DISTANCE OF 78.57 FEET;
THENCE N00°03'03"E A DISTANCE OF 66.96 FEET TO THE POINT OF BEGINNING;

CONTAINING APPROXIMATELY 1.103 ACRES MORE OR LESS.



FINAL PLAT TO SERVE WAGNER LAKE ESTATES PHASE 2	
214 E. Main Oklahoma City, Oklahoma 73104	
 Crafton Tull Sparks architecture engineering 405.787.6270 405.787.6276 www.craftontullsparks.com	SHEET NO.: 1 OF 2 DATE: 09/28/09 PROJECT NO.: 066018-00
CERTIFICATE OF AUTHORIZATION: CA 973 (PEL3) EXPIRES 6/30/2010	

LEGAL DESCRIPTION

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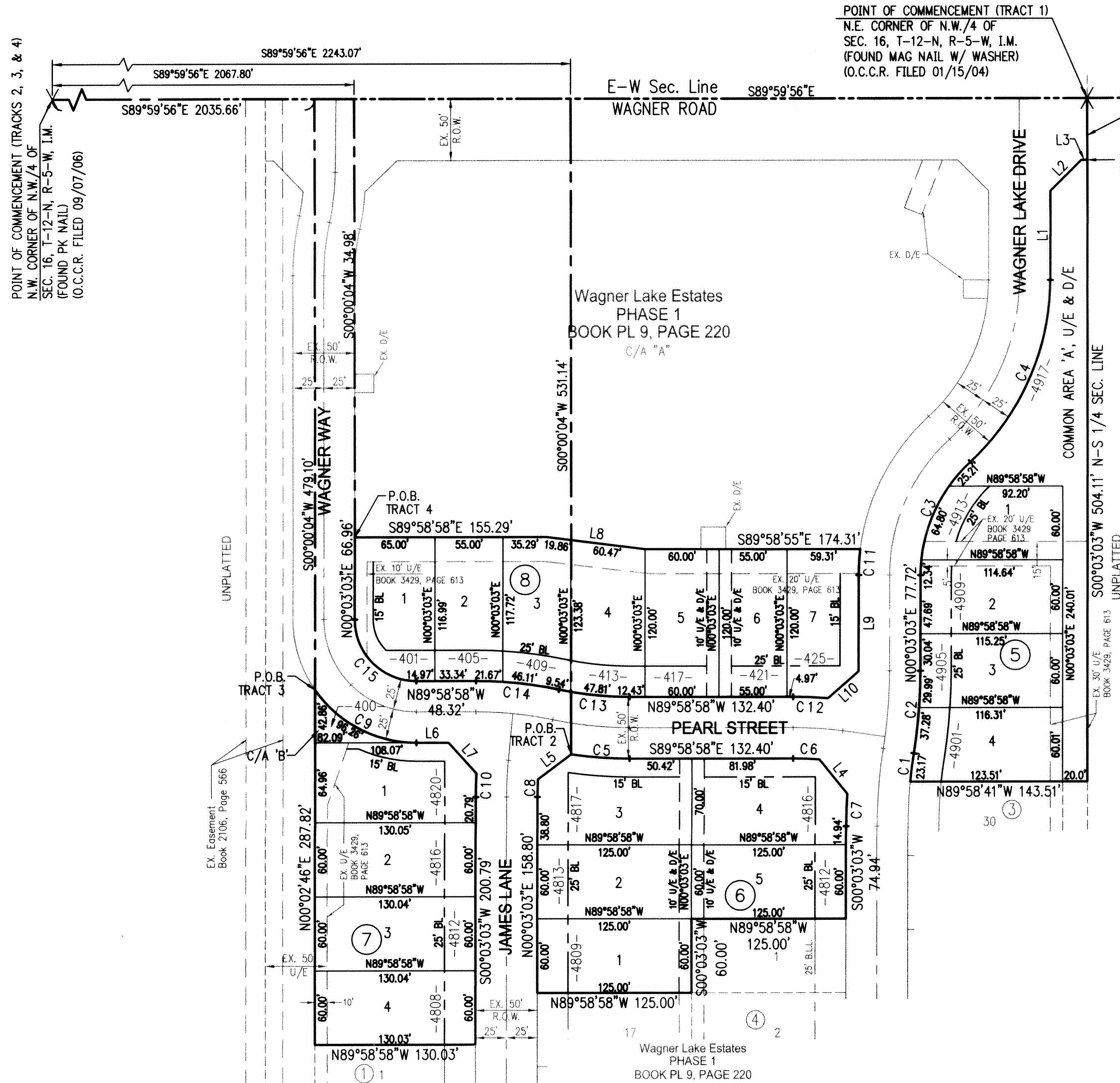
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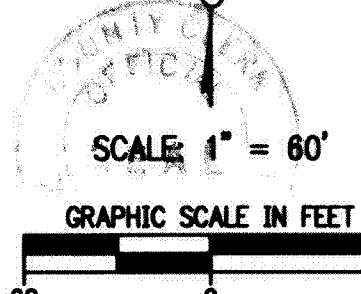
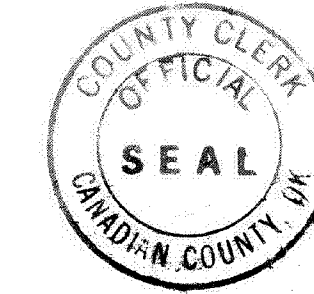
CONTAINING APPROXIMATELY 1.103 ACRES MORE OR LESS.

POINT OF COMMENCEMENT (TRACTS 2, 3, & 4)
N.W. CORNER OF N.W./4 OF
SEC. 16, T-12-N, R-5-W, I.M.
(FOUND PK NAIL)
(O.C.C.R. FILED 09/07/06)

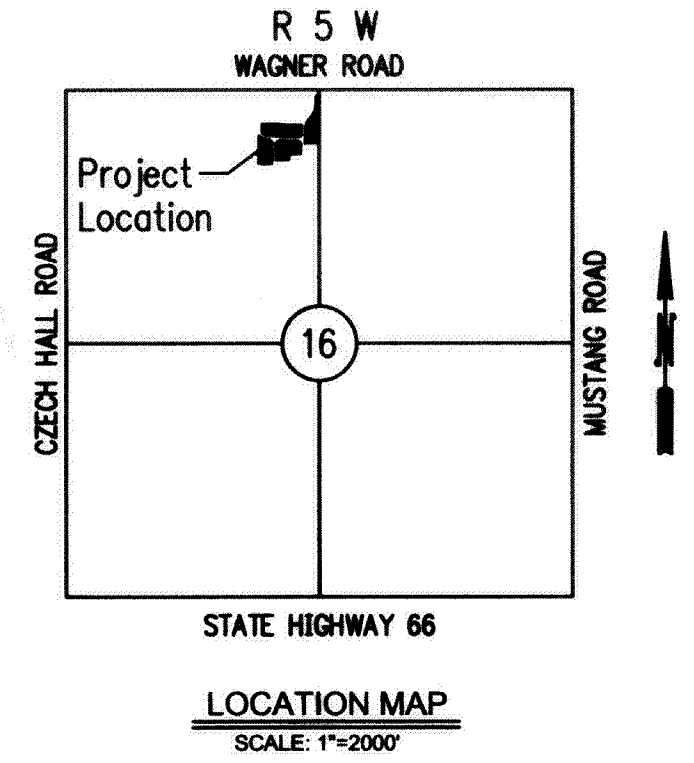
FINAL PLAT
OFWagner Lake Estates
PHASE 2

A PART OF THE N.W./4 OF SECTION 16, T-12-N, R-5-W, I.M.,
THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

Doc# P 2010 1
Bk&Pg: PL 9 288-289
Filed: 01-19-2010
09:55:43 AM
Canadian County, OK



SCALE 1" = 60'
BASIS OF BEARING = NORTH LINE OF THE
N.W./4 OF SEC. 16, T-12-N, R-5-W, I.M.
(S89°58'56"E)



NOTES

1. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:

MAGNETIC NAILS WITH WASHER FOR ASPHALT PAVING
CUT "X" FOR CONCRETE PAVING

3. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON RODS WITH A PLASTIC CAP

4. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.

5. MAINTENANCE OF THE COMMON AREAS IN Wagner Lake Estates PHASE 2 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

6. A SIDEWALK SHALL BE CONSTRUCTED BY THE BUILDER ON EACH LOT AND COMMON AREAS WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF YUKON.

7. CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.

8. STREETS SHOWN WERE CREATED AND DEDICATED BY THE PLAT OF WAGNER LAKE ESTATES PHASE 1, RECORDED IN BOOK PL 9, PAGE 220-221.

9. ALL EASEMENTS SHOWN AS EXISTING WERE CREATED BY THE PLAT OF WAGNER LAKE ESTATES PHASE 1 UNLESS SHOWN BY SEPARATE INSTRUMENT.

LEGEND

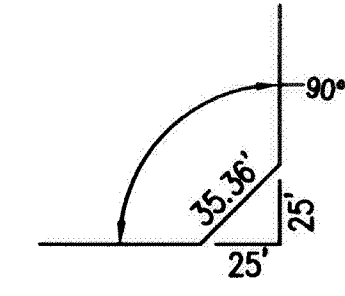
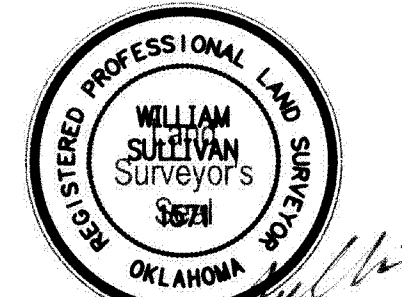
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N00°03'02"E	71.95'
L2	N45°03'03"E	35.36'
L3	N89°00'27"E	5.00'
L4	S38°49'43"E	35.90'
L5	N53°06'29"E	33.80'
L6	S89°58'58"E	25.98'
L7	S42°09'45"E	33.57'
L8	S82°50'14"E	80.32'
L9	S00°03'03"W	78.11'
L10	S48°37'42"W	33.08'

CURVE TABLE

	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	03°32'24"	375.00	23.17	11.59	N07°20'58"E	23.17
C2	09°04'07"	425.00	67.27	33.70	N04°35'06"E	67.20
C3	47°27'23"	125.00	103.53	54.94	N23°46'44"E	100.60
C4	46°34'24"	203.58	165.48	87.62	N23°46'44"E	160.96
C5	08°20'55"	325.00	47.36	23.72	S85°48'30"E	47.31
C6	04°26'25"	275.00	21.31	10.66	S87°45'45"E	21.31
C7	03°32'38"	425.00	26.29	13.15	S01°49'21"W	26.28
C8	02°59'23"	275.00	14.35	7.18	N01°32'44"E	14.35
C9	55°09'20"	100.00	96.26	52.23	S62°24'18"E	92.59
C10	03°24'11"	325.00	19.30	9.65	S01°45'08"W	19.30
C11	06°58'21"	175.00	21.30	10.66	S03°32'13"W	21.28
C12	04°59'03"	325.00	28.27	14.14	N87°29'26"W	28.26
C13	11°56'55"	275.00	57.35	28.78	N84°00'30"W	57.25
C14	11°56'55"	325.00	67.78	34.01	N84°00'30"W	67.65
C15	90°02'00"	50.00	78.57	50.03	N44°57'58"W	70.73



TYPICAL BLOCK CORNER

FINAL PLAT TO SERVE
WAGNER LAKE ESTATES PHASE 2

214 E. Main
Oklahoma City, Oklahoma 73104

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CERTIFICATE OF AUTHORIZATION:
CA 73 (PELS) EXPIRES 6/30/2010

SHEET NO.: 2 of 2
DATE: 09/28/09
PROJECT NO.: 066018-00